

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15320	Project Address: 15000 N Lombard St
Hearing Date: 7/5/17	Appellant Name: John Carter
Case No.: B-016	Appellant Phone: 503-224-9560
Appeal Type: Building	Plans Examiner/Inspector: Jerry Englehardt
Project Type: commercial	Stories: 1 Occupancy: F-1, S-1, or B Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - West Wall
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-183588-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Warehouse

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 1016
Requires	Per Table 1016.2, Occupancies F-1 and S-1 are limited to a maximum travel distance of 250 ft.
Proposed Design	<p>The proposed design provides a maximum travel distance of 374 ft. However, 2015 IBC Section 1017.2.2 allows F-1 and S-1 occupancies to increase the maximum travel distance to 400 ft if the following conditions are met:</p> <ul style="list-style-type: none"> Limited to one story (Building is one story) The finish floor to roof deck is a minimum of 24 ft (40-45 ft is provided) The building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 (An ESFR sprinkler system w/ fire pump is provided) <p>The proposed design meets these 3 conditions.</p>
Reason for alternative	We are requesting to be allowed to meet the 2015 IBC maximum travel distance requirement due to the size and desired function of the building. An ESFR sprinkler system is provided, and egress doors are provided approximately every 100 ft along the perimeter of the wall.

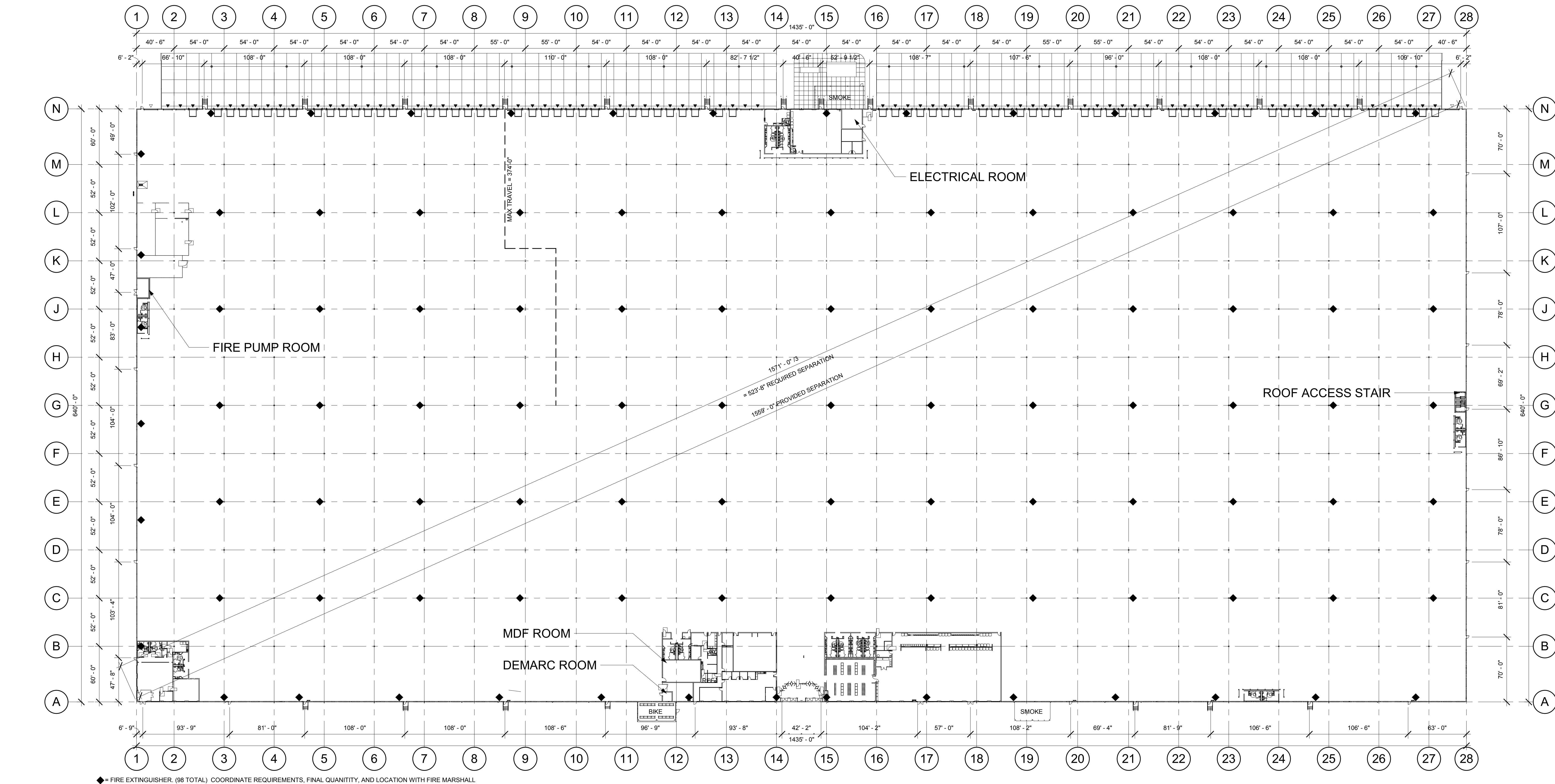
APPEAL DECISION

Increase in maximum travel distance to 400 feet per 2015 IBC: Granted as proposed for F1 / S1 occupancies.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health,

safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



OVERALL CODE PLAN

BUILDING CODE DATA

BASED ON THE 2014 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS:

CONSTRUCTION TYPE: V-B
SINGLE STORY
FIRE PROTECTION: AUTOMATIC FIRE SPRINKLER SYSTEM (ESFR)
OCCUPANCIES: THE BUILDING TO BE UNOCCUPIED UNDER THIS PERMIT. FUTURE OCCUPANCIES MAY CONSIST OF B, F-1, AND S-1 OCCUPANCIES.

BUILDING HEIGHT (TABLE 503):

ALLOWABLE: 55'-0" / 3 STORIES
PROVIDED: 44'-11" / 1 STORY

ALLOWABLE AREA BUILDING (SEE SECTION 506.1):

Aa = [A] + (A x I) + (A x I)
= [12,000 SF] + (12,000 SF x .75) + (12,000 SF x 3)
= 57,000 SF*

UNLIMITED AREA BUILDING (SEE SECTION 507.3):

BUILDING HAS 80 YARDS ON ALL SIDES, IS ONLY ONE LEVEL ABOVE GRADE, AND IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

ENERGY CODE REQUIREMENTS - TRADE OFF

2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
CLIMATE ZONE: MARINE 4C (TABLE C301.1)
MAX LIGHTING POWER DENSITY: 0.68 W/SQ. FT PER TABLE 505.5.2(a)
HEATING SYSTEM OUTPUT: NOT GREATER THAN 10 BTU/(H-SQ. FT.) PER 101.5.2

	REQUIRED R-VALUE	PROVIDED R-VALUE	MAX U-FACTOR	PROVIDED U-FACTOR	MAX SHGC	PROVIDED SHGC
WINDOW	--	--	0.45	0.45	0.40	0.40
ENTRANCE DOOR	--	--	0.80	0.60	--	--
OPAQUE DOOR-SWINGING	--	--	0.46	0.14	--	--
OPAQUE DOOR-ROLL-UP	--	--	0.46	0.14	--	--
MASS WALLS ₁	11.4 CI	11.4 CI	--	--	--	--
FRAMED WALLS	R-13+R-7.5 CI	R-13+R-7.5 CI	--	--	--	--
ROOF	R-20 CI	R-30 CI	0.048	0.048	--	--
SOUND ATTENUATION	--	R-13	--	--	--	--
SLAB ON GRADE	N/A	N/A	--	--	--	--

CI = CONTINUOUS INSULATION

ADDITIONAL INFORMATION:

- VERTICAL FENESTRATION AREA: 2.8% BUILDING
- CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT BUILDING ENVELOPE, PER 502.4.1.1
 - METAL DECK ROOF
 - SINGLE-PLY ROOF MEMBRANE
 - TILT-UP CONCRETE WALLS W/ SEALED JOINTS
- ALL PENETRATIONS OF THE AIR BARRIER MUST BE SEALED PER 502.4.1
- DOCK SEALS TO BE INSTALLED PRIOR TO OCCUPANCY W/ TENANT IMPROVEMENTS PER 504.4.5.
- VESTIBULES, WHERE REQUIRED, TO BE INSTALLED W/ TENANT IMPROVEMENT.
- INSULATION SHALL BE MARKED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE PER 303.1.
- FENESTRATION SHALL BE MARKED WITH U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, VISIBLE TRANSMITTANCE AND LEAKAGE RATING PER 303.1.3 AND 502.4.3.
- PER 2014 OESSC, SECTION 502.4.1.2.3 - BUILDING SHALL BE TESTED FOR AIR LEAKAGE RATE OF THE BUILDING ENVELOPE, NOT TO EXCEED 0.40 CFM/SF

BUILDING :
VERTICAL FENESTRATION AREA:
FENESTRATION AREA:
WALL AREA:
PERCENTAGE OF FENESTRATION:

CHAPTER 9 - FIRE PROTECTION

BASED ON 2014 OREGON FIRE CODE

TABLE 601 - FIRE RESISTIVE REQUIREMENTS

	NR
EXTERIOR BEARING WALL	NR
INTERIOR BEARING WALL	NR
EXTERIOR NON-BEARING WALL	NR
INTERIOR NON-BEARING WALL	NR
STRUCTURAL FRAME	NR
FLOOR	NR
ROOF	NR
SHAFTS (707.2)	NR
STAIRS (1009.3.1)	1-HR
FIRE PUMP ROOM (913.2.1)	1-HR

- FULLY SPRINKLERED ESFR FIRE SYSTEM
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT BASED ON 2014 OREGON FIRE CODE

CHAPTER 10 - MEANS OF EGRESS

SECTION 1006 - MEANS OF EGRESS ILLUMINATION

PROVIDE MEANS OF EGRESS ILLUMINATION AT A MINIMUM OF ONE FOOT-CANDLE AT PATH OF EGRESS TO MEET SECTION 1006. EXTEND TO 5'-0" OUTSIDE EGRESS DOORS.

- EMERGENCY POWER LIGHTING REQUIRED THROUGHOUT PER OSSC 1006 PROVIDE:
- EMERGENCY POWER FOR MINIMUM 90 MINUTES, (BATTERY BACK-UP)
- AVERAGE INITIAL ILLUMINATION OF 1 FOOT-CANDLE (1 LUX)
- MAXIMUM TO MINIMUM UNIFORMITY RATION OF 40 TO 1, MAXIMUM

SECTION 1008: DOORS, GATES, AND TURNSTILES

RATED, SIZED, AND HARDWARE PROVIDED TO MEET SECTION 1008 - SEE INDIVIDUAL FLOOR PLANS AND SPECIFICATIONS.

- PROVIDE PANIC HARDWARE AT ELECTRICAL ROOM (1008.1.9)

SECTION 1011 - EXIT SIGNS

PROVIDE EXIT SIGNAGE TO MEET SECTION 1011.1 - EXIT SIGNAGE TO BE A PART OF DESIGN-BUILD ELECTRICAL PLANS

SECTION 1014 AND 1016 - EXIT ACCESS

ALL SPACES EXIT DIRECTLY TO THE EXTERIOR, THROUGH AN ENTRY FOYER OR THROUGH AN INTERVENING ROOM (SECTION 1014.2)

WAREHOUSE: MAXIMUM DISTANCE ALLOWED: 400'-0" MAXIMUM DISTANCE PROVIDED: 374'-0"

MAXIMUM COMMON PATH ALLOWED: 100'-0" MAXIMUM COMMON PATH PROVIDED: NA

*SEE TRAVEL DISTANCE APPEAL FOR INFORMATION ON MAXIMUM TRAVEL DISTANCE

SECTION 1015 - EXIT ACCESS DOORWAYS

WAREHOUSE: (4) EXITS REQUIRED (46) EXITS PROVIDED

SECTION 1020: EXITS

COMPONENTS AND OPENINGS ARE SHOWN ON THIS SHEET, INDIVIDUAL FLOOR PLANS, AND IN THE SPECIFICATIONS

SECTION 1027: EXIT DISCHARGE

ALL EXITS DISCHARGE AT THE GROUND LEVEL. SEE SITE PLAN

TRAVEL DISTANCE APPEAL

NOTE: THE 2012 IBC CHANGED THE TRAVEL DISTANCE IN F-1 AND S-1 OCCUPANCIES FROM 400' TO 250'. HOWEVER, THE 2015 IBC ALLOWS THE TRAVEL DISTANCE IN GROUP F-1 AND S-1 OCCUPANCIES TO BE INCREASED FROM 250' TO 400' IF THE PROPOSED BUILDING MEETS THREE CRITERIA:

- LIMITED TO ONE STORY BUILDINGS (PROPOSED BUILDING IS ONE STORY)
- MINIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF ROOF DECK IS 24" (PROPOSED BUILDING IS 38'-0" TO 45'-0" TO BOTTOM OF DECK)
- THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (THE BUILDING HAS AN ESFR SPRINKLER SYSTEM)

THE PROPOSED BUILDING COMPLIES WITH THESE BUILDING CODE CRITERIA.

OCCUPANT LOAD AND PLUMBING SYSTEMS

USE	OCCUPANCY TYPE	OCCUPANCY			WATER CLOSETS			LAVATORIES		
		LOAD FACTOR 1004.1.2	AREA	OCCUPANCY LOAD	RATIO	MEN'S WATER CLOSETS	WOMEN'S WATER CLOSETS	UNISEX WATER CLOSETS	RATIO	MEN'S LAVATORIES
OFFICE	B	100	19,220.00	193	1 PER 25 ≤ 50, 1 PER 50 REMAINDER	2.93	2.93	-	1 PER 40 ≤ 80, 1 PER 80 REMAINDER	2.21
BREAK ROOM	A-3	15	13,280.00	886	1 PER 125 MEN, 1 PER 65 WOMEN	3.54	6.82	-	1 PER 200	2.22
MANUFACTURING	F-1	100	310,065.00	3,101	1 PER 100	15.51	15.51	-	1 PER 100	15.51
WAREHOUSE	S-1	500	575,835.00	1,152	1 PER 100	5.76	5.76	-	1 PER 100	5.76
SUBTOTALS						27.74	31.02	-		25.70
REQUIRED TOTALS			918,400.00			28	32	-		26
PROVIDED						30*	30	2		30

*INCLUDES (14) URINALS PER OSSC TABLE 2902.1

- NOTE:
- AREA CALCULATIONS ARE FOR CODE PURPOSES ONLY
 - ALL FIXTURES TO BE INSTALLED AT TENANT IMPROVEMENT, BY SEPARATE PERMIT